



**West Park Avenue, Scarborough**  
YO12 6HH

**Offers In Excess Of  
£315,000**





# West Park Avenue, Scarborough

## DESCRIPTION

Hunters Exclusive are pleased to present this beautiful detached house offering a perfect blend of space, comfort, and practicality, making it an ideal home for families or those seeking extra room to enjoy. Situated in a desirable location, the property boasts a welcoming atmosphere with well-proportioned living areas and excellent outdoor space.

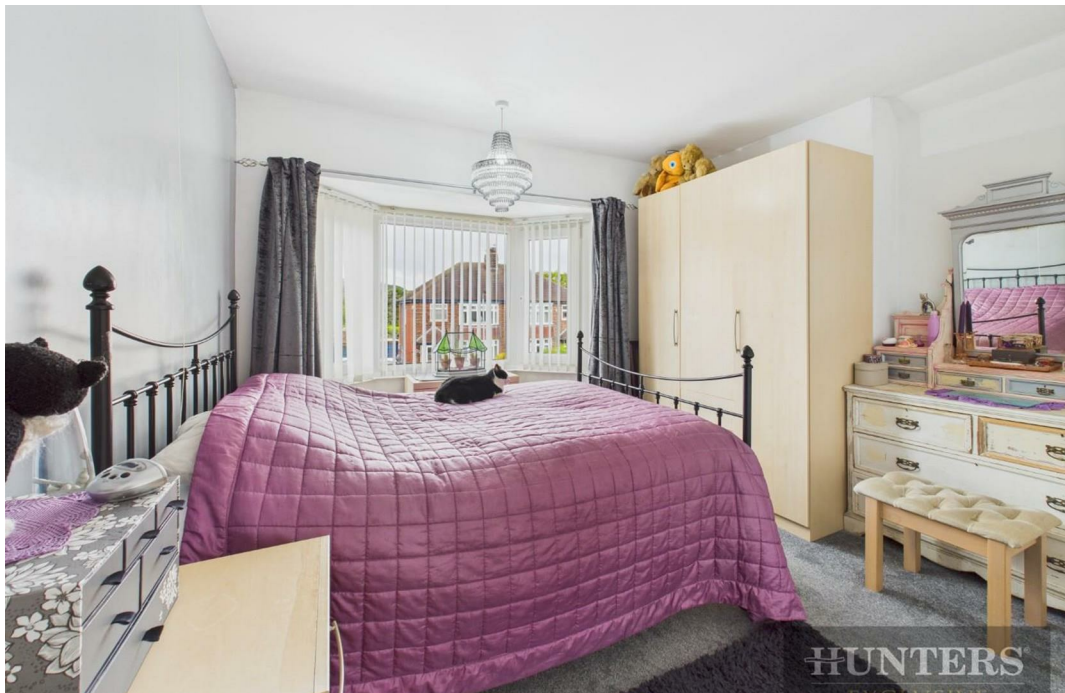
The home features a long, well-designed kitchen that provides ample space for cooking, dining, and entertaining. With plenty of storage and worktop space, it is both functional and stylish, catering to all culinary needs. There are also two bright and spacious living rooms, each enhanced by elegant bay windows that allow natural light to flood the space. These rooms offer versatility, whether used as a formal sitting room, a family lounge, or even a home office, providing a comfortable setting for relaxation and socializing. Upstairs, the property comprises three bedrooms, all thoughtfully designed to offer comfort and privacy. The family bathroom is modern and well-appointed, serving the needs of the household with ease.

Outside, the house benefits from a large garden, perfect for outdoor activities, gardening enthusiasts, or simply unwinding in a peaceful setting. The generous driveway provides parking for up to four cars, ensuring convenience for residents and visitors alike. Additionally, the garage offers extra storage or secure parking, adding to the home's practicality.

This desirable location is known for its peaceful residential setting, close to local amenities, green spaces, and convenient transport links, making it an ideal spot for families and professionals alike. This detached property presents an excellent opportunity for those looking for a spacious and well-located home, combining charm, functionality, and ample living space both inside and out.









Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

981.13 ft<sup>2</sup>

91.15 m<sup>2</sup>

(1) Excluding balconies and terraces.

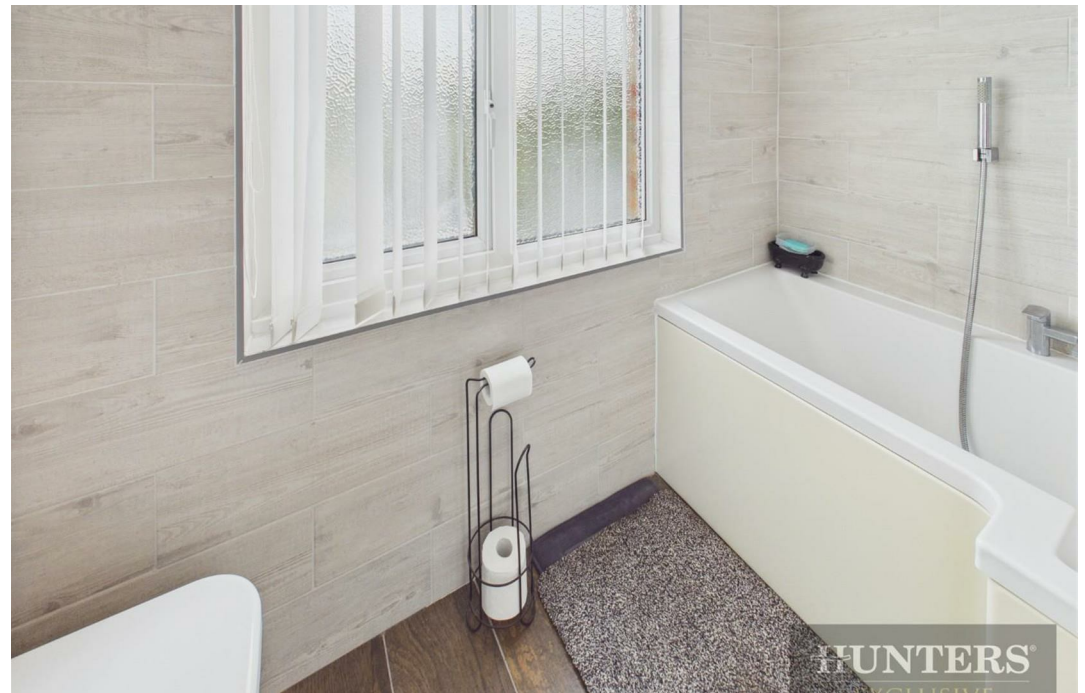
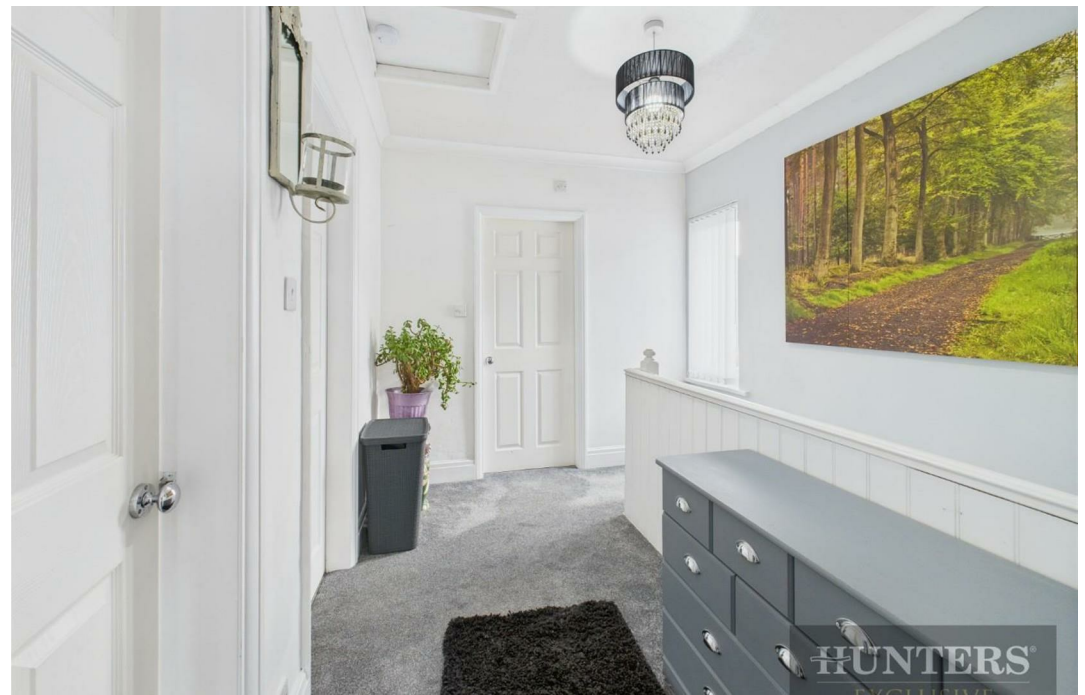
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

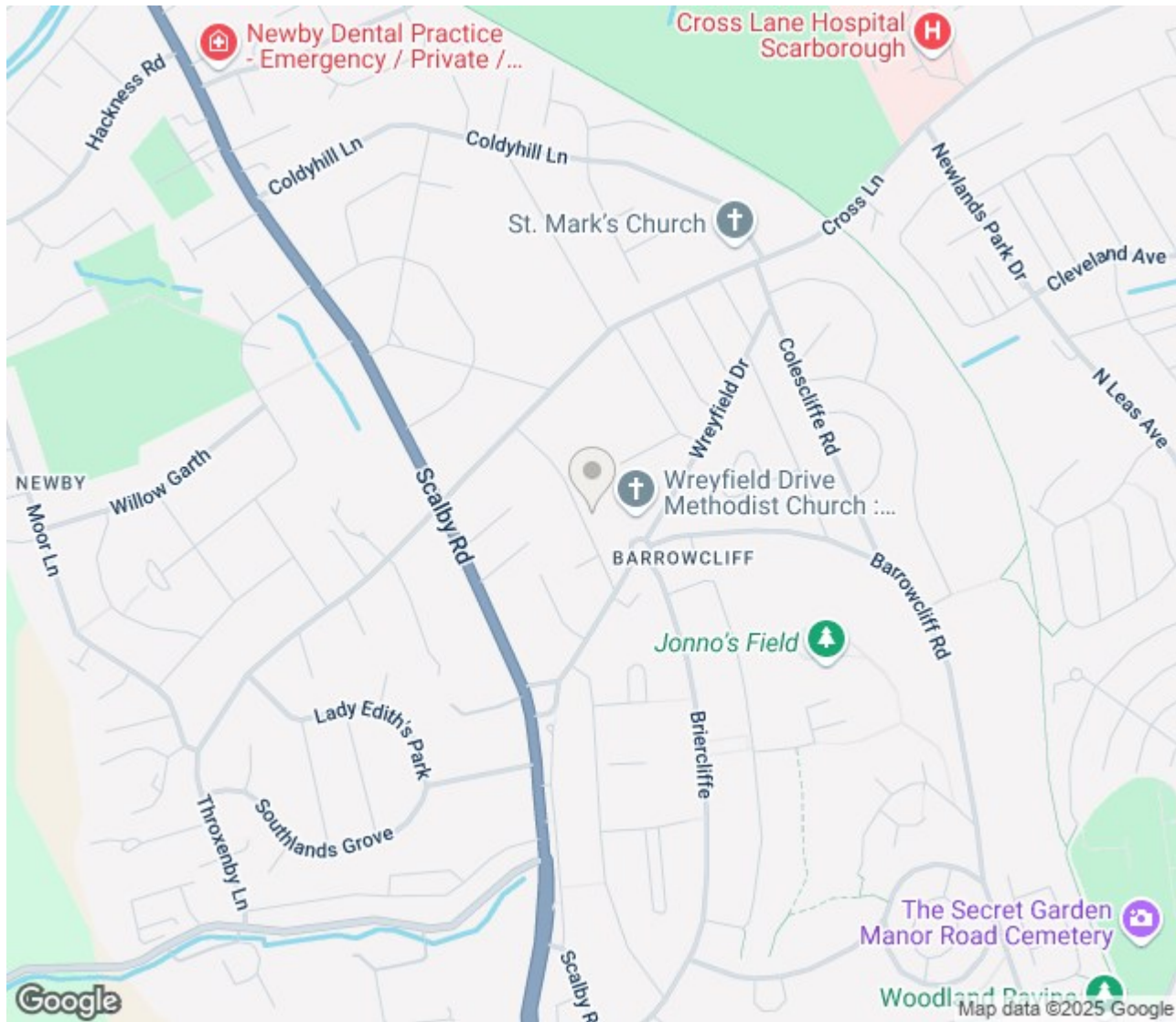
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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